



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
October 8, 2015
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Joe Stoyack, Jim Dewees, Chad Adams, MaryLou Lowrie, P.E., Gilmore & Associates, Gwen Jonik, Secretary

Bob Schoenberger called the meeting to order at 7:31 p.m. A quorum was present.

Chad Adams advised the group that he has a business relationship with Dynamic Engineering, though he did not believe it would be a conflict of interest with the matter at hand.

Wawa – Minor Land Development Plan

Jeff Schmitt, Wawa, and Joe Sparone, Dynamic Engineering, were in attendance to present a minor Land Development Plan, for the Wawa store on Ticonderoga Boulevard. Mr. Sparone distributed a color drawing, dated October 8, 2015, of the proposed plan to build a 14' x 23' enclosure for trash and recycling containers. The land development process is necessary as this is an accessory structure to a commercial property. The business has outpaced the current trash disposal containers -- 96-gallon toter carts that are emptied daily. The enclosure will be 8' high decorative white PVC fence (no roof) which will hide all containers and equipment, located directly behind the northeast corner of the building where the service doors are located. It will contain a trash compactor, for odor control, and an 8-yard commingled recyclable dumpster. There will be gates for the trucks to access the trash and recycling containers. The delivery door is located on the southeast corner of the building. The existing storage shed, which houses salt, shovels, exterior landscaping and grass maintenance items, will be relocated to the back of the property, 45' from the nearest property line. The new enclosure won't impact traffic circulation or the truck parking area. Safety bollards will be installed around the enclosure, such as those around the rest of the building. Lighting will be consistent with existing lighting -- standard LED fixtures. No waivers are needed for this project.

Bob Schoenberger advised that the store has had increased biological levels in the discharges to the wastewater treatment system. He believes having greater trash disposal capacity will alleviate that situation as outdated food items will be disposed in the trash rather than down the drain.

Joe Stoyack moved, seconded by Jim Dewees, to recommend to the Board of Supervisors that they grant Final Land Development Plan approval to the Plan as presented this evening. Sally Winterton asked that the location of the shed be clarified and accurately reflected on the Plan. The Land Development application states the shed will be within the enclosure; the drawing presented this evening shows the shed relocated outside the enclosure. Mr. Sparone reiterated the shed will be relocated outside the enclosure. The Motion carried unanimously.

Approval of Minutes

Jim Dewees moved, seconded by Sally Winterton, to approve as presented the minutes of the September 10, 2015 Planning Commission meeting. The Motion carried unanimously.

Open Session

Two residents of Meadow Creek Lane are concerned with the impact of the Turnpike expansion on their properties. More of their property will be taken, and no noise control is proposed. The increased Turnpike easement will reduce their lot size to less than the required 1 acre. They attended the Turnpike's September 24 Open House where they learned additional property is needed for the third travel lane, additional median, and storm water basins.

Planning Commission members suggested that they and their neighbors should continue to write to Township officials, their State Representative and Senator to express their concerns.

Bob Schoenberger announced the next Planning Commission meeting is November 12, 2015, beginning at 7:30 p.m. The semi-annual Joint Boards & Commissions Workshop is Tuesday, October 13, 2015, and Bob will provide an update of the Village pocket park that the Village Concept Committee has been developing.

Adjournment

Jim Dewees moved, seconded by Joe Stoyack, to adjourn the meeting at 8:20 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary